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MASSACHUSETTS WARRANTY DEED INDIVIDUAL (LONG FORM) 672



KNOW ALL MEN BY THESE PRESENTS, THAT WE, LEO F. REDFERN and EDMONDE O. REDFERN  
Husband and Wife

of 251 Main Street, Keene, New Hampshire

County, Massachusetts

being ~~unmarried~~, for consideration paid, and in full consideration of

--- SEVENTY-SEVEN THOUSAND and 00/100 (\$77,000.00) DOLLARS ---  
grants to JAMES A. DONOVAN and PATRICIA R. DONOVAN, Husband and Wife, as JOINT TENANTS,  
not as Tenants by the Entirety, and not as Tenants in Common

of 1635 Alpine Drive, Aiken, South Carolina 29801

with warranty covenants

the ~~acknowledging~~ following parcel of land situated off the easterly side of Butterfield Avenue,  
Amherst, Hampshire County, Massachusetts, bounded and described as follows:

(Description and encumbrances, if any)

Beginning at an iron pin set at the southwest corner of the tract hereby conveyed and at the southeast corner of land now or formerly of one Gunness, it being at the southeasterly corner of Lot #3 as shown on a Plan entitled "Plan of Land Belonging to C.N. Clark Estate", dated April 27, 1920, recorded in Hampshire County Registry of Deeds, Plan Book 5, Page 35; thence northerly along the easterly lines of Lot #3 and Lot #4 as shown on said Plan, one hundred ninety-eight (198) feet, more or less, to an iron pin set at the northeast corner of said Lot #4 and in the southerly line of a right-of-way, fifteen (15) feet wide, as also shown on said Plan; thence easterly along other land now or formerly of H. Ruth McIntire, it being the southerly line of a right-of-way conveyed by her to Esther Cooley Page by deed dated June 1940, one hundred thirty-three (133) feet, more or less, to a point in the westerly line of Lot #4 as shown on "Plan of Land of H. Ruth McIntire", dated October 1939, recorded in Hampshire Deeds, Plan Book 23, Page 47, which point is seven and one-half (7 1/2) feet southerly from the northwest corner of said Lot #4, measured along the westerly line thereof; thence southerly along the westerly lines of Lot #4 and Lot #3 as shown on said Plan, recorded in Hampshire Deeds, Plan Book 23, Page 47, two hundred sixteen and one-tenth (216.1) feet, more or less, to an iron pin at the northeast corner of land now or formerly of F. M. Cutler as shown on said last mentioned Plan; thence N. 85° 43' W. along the northerly line of said Cutler land one hundred (100) feet, more or less, to an iron pin at the point of beginning.

This conveyance is made subject to any and all rights-of-way and easements heretofore acquired by others over said premises.

Being the same premises conveyed in deed of Leonard R. Wilson and Marion D. Wilson to Leo F. Redfern and Edmonde O. Redfern recorded July 28, 1962 at Book 1386, Page 337, of the Hampshire County Registry of Deeds.

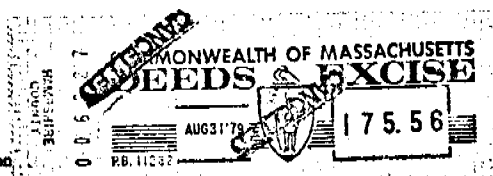
TOGETHER WITH A RIGHT OF WAY, in common with others, to pass and repass, and lay and maintain utility and other necessary services, in the land in said Amherst on the east side of Butterfield Terrace, bounded and described as follows:

Beginning at a point marking the southwest corner of land described and the northwest corner of land now or formerly of Henry G. Jacobs et ux; thence S. 85° 43' E., along said Jacobs land, one hundred twelve (112) feet to an iron pin marking the northeast corner of Jacobs' land; thence continuing S. 85° 43' E. along Leo F. Redfern et ux land twenty (20) feet to a point; thence N. 6° E., along land now or formerly of Michael A. Cann and Anne G. Cann fifteen (15) feet to a point; thence N. 85° 43' W. along said Cann land, one hundred thirty-two (132) feet to a point in the east line of Butterfield Terrace; thence southerly fifteen (15) feet, along the east line of Butterfield Terrace to the point of beginning; hereby intending to describe a 15 x 132 foot area; it being a condition of this deed that the grantee and his heirs and assigns shall hard-surface the area, maintain suitable and appropriate curbs and grading to prevent the flow of water from the area described onto the Cann land on the north and the Jacobs' land on the south; and to do nothing with respect to ice and snow, or otherwise, that will interfere with the access from the area described to the premises now or formerly of Michael A. Cann and Anne G. Cann situated northerly of the right of way area.

This conveyance is made upon the express condition that no accumulation of snow or ice upon the aforesaid area shall by the grantees, their heirs, executors, administrators, or assigns, or by their servants or agents, be removed therefrom and placed on the land of the grantors abutting to the north.

Being the same right of way described in deed of Michael A. Cann and Anne G. Cann to Leo F. Redfern and Edmonde O. Redfern recorded August 28, 1963 at Book 1419, Page 105 of the Hampshire County Registry of Deeds.

(\*Individual — Joint Tenants — Tenants in Co



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Witness our hand and seal this 21<sup>st</sup> day of August 1979

X Leo F. Redfern  
Leo F. Redfern

X Edmonde O. Redfern  
Edmonde O. Redfern

STATE OF MAINE  
~~The Commonwealth of Maine~~

ss.

August 21 1979

Then personally appeared the above named Leo F. Redfern and Edmonde O. Redfern

and acknowledged the foregoing instrument to be their free act and deed, before me

X Cecilia Stehle

Notary Public — Justice of the Peace

NOTARY PUBLIC

My Commission Expires September 6, 1979

AUGUST 31, 1979 at 2 O'clock and 20 minutes P.M. REC'D, ENT'D AND EXAM'D.

